

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
January 9, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: G
Location: 3330 Fore Place (northwest side of Fore Place east of Pinecroft Road)

Applicant: Joe Kupiel
Owner: Bible Broadcasting Network, Inc.

GFLUM
From: Low Residential
To: High Residential

Zoning
From: GB
To: RM-18

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	6
Net Density	12.7 units per acre
Existing Land Use	Single Family
Acreage	0.47 acre
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Commercial and Service Oriented Shops	GB
<i>South</i>	St. Andrews United Methodist Church	GO-M
<i>East</i>	Townhomes	RM-18
<i>West</i>	Commercial and Service Oriented Shops	GB

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned General Business since July 1, 1992. Prior to the implementation of the UDO, it was zoned Commercial N.

DIFFERENCES BETWEEN GB (EXISTING) AND RM-18 (PROPOSED) ZONING DISTRICTS	
GB:	Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.
RM-18:	Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.

TRANSPORTATION	
Street Classification	Fore Place – Local Street.
Site Access	A maximum of one access point to meet all City of Greensboro Driveway Standards will be approved by GDOT.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
Transit	Yes.
Traffic Impact Study	Not require per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>South</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C.1: Establish standards for and promote new forms of compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Existing:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Proposed:

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary
N/A		There have not been any land use amendments in the immediate vicinity of this case.

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:

"This property is suitable for higher density like surrounding property (Fore Place Townhomes) even though the Comp. Plan shows low density, this property could hold higher density and conform to its location."

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

"The existing development patterns for this area are not suitable for low density growth. Property maybe zoned (GB) but there is no commercial frontage for its use. Being at the end of Fore Place, the most logical use for the property would be multi-family development."

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change:

The applicant is requesting this change to build a multi-family development. This area is currently depicted as Low Residential on the Generalized Future Land Use map which is predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within the density range. The applicant has requested a change to the High Residential land use classification that provides for high-density apartment dwellings, condominiums, life care, and similar housing types. North and west of the site are various small neighborhood services, south is a church, and east is a townhouse development.

This request is supported by the Reinvestment/Infill goal and the Housing and Neighborhoods goal. This is a good example of infill development and the use of underutilized land that is currently within the city limits.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

None

Implications, if any, the Amendment may have for Other Parts of the Plan:

None

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3): None

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on December 5, 2005, and made the following comments concerning this request:

- Makes sense;
- Don't see any problems with it; and
- It is very small.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: As noted above, this property has been zoned a commercial designation for many years. However, access to the property via Fore Street and Fore Place is poor from the standpoint of providing a convenient and safe travelway to a commercial development. Staff believes that a residential zoning classification is a much better proposal in terms of future development and use of this property.

RM-18 is compatible with the zoning to the east of the subject property.

This proposal is consistent with the Reinvestment/Infill Goal and the Housing and Neighborhoods Goal of Connections 2025 as described above. Furthermore, this request promotes Comprehensive Plan policies that promote mixed-income neighborhoods and promote the diversification of new housing stock.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the High Residential land use classification and approval of the rezoning to RM-18 Residential Multifamily primarily due to:

- It supports the reinvestment and infill goal by putting underutilized land within city limits to use;
- It will utilize the array of city services that are already available to it;
- Provides a diversification of new housing stock;
- Promotes compact development; and
- It appears to be compatible with its surroundings.